

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

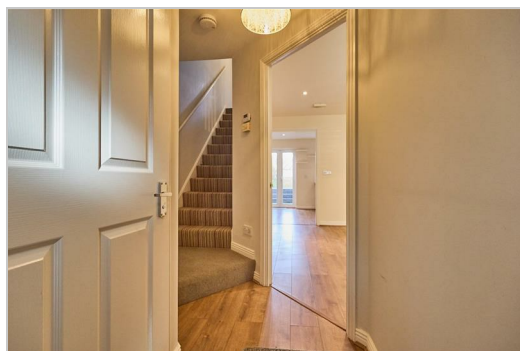
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**54 PACKHORSE DRIVE, ENDERBY, LE19 2RN**

**ASKING PRICE £230,000**

NO CHAIN. Attractive modern town house. Popular and convenient location within walking distance of Brockington School, Doctors surgery, shops and good access to major road links. Well presented including laminate wood strip flooring, wood panelled interior doors, feature fireplace, wired in smoke alarms, spindle balustrades, inset ceiling spotlights and built in wardrobes. Gas central heating (new combination boiler as of 2024) and UPVC SUDG. Spacious property offers entrance hallway, separate WC, lounge and dining kitchen. Two good sized bedrooms and bathroom with shower. Paved driveway and garage. Enclosed private rear garden. Carpets, blinds, light fittings and white goods included. Viewing highly recommended.



## TENURE

Freehold  
council tax band= B

## ACCOMMODATION

Attractive composite door to

## ENTRANCE HALLWAY

With laminate wood strip flooring, keypad for burglar alarm system, wall mounted consumer unit, wired in smoke alarm, single panelled radiator, stairway to first floor, attractive white panelled interior door to the

## DOWNSTAIRS WC

With low level WC, single panelled radiator, pedestal wash hand basin, tiled flooring.

## LOUNGE TO FRONT

11'2" x 13'7" (3.41 x 4.16 )

With laminate wood strip flooring, feature fireplace incorporating a coal effect electric fire with wooden surrounds, TV aerial point, single panelled radiator, inset ceiling spotlights with dimmer switches, doorway to the

## DINING KITCHEN TO REAR

14'2" x 8'7" (4.34 x 2.64 )

With a range of fitted kitchen units consisting inset double stainless-steel sink and drainer with mixer tap above and cupboard beneath. Further range of floor standing cupboard units and drawers with roll edge working surfaces above, consisting inset 4 ring gas hob with extractor fan above and oven and grill beneath and tiled splash backs. Washing machine and dishwasher included, integrated fridge and freezer, inset ceiling spotlights, laminate wood strip flooring and a double panelled radiator. UPVC SUDG French doors to rear garden and a door to useful under stairs storage cupboard with light. Attractive white panelled interior door to



## FIRST FLOOR LANDING

With spindle balustrades and loft access.

## BEDROOM ONE TO FRONT

11'10" x 13'10" (3.62 x 4.24 )

With built in double wardrobes, door to the airing cupboard housing the Glow worm gas combination boiler for central heating and domestic hot water (new as of 2024). TV aerial point, attractive white panelled interior door to



## BEDROOM TWO TO REAR

10'4" x 7'8" (3.17 x 2.35 )

With useful built-in single wardrobe, single panelled radiator, door to





### BATHROOM TO REAR

6'3" x 5'6" (1.93 x 1.70 )

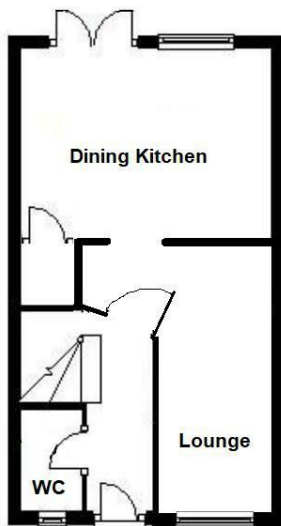
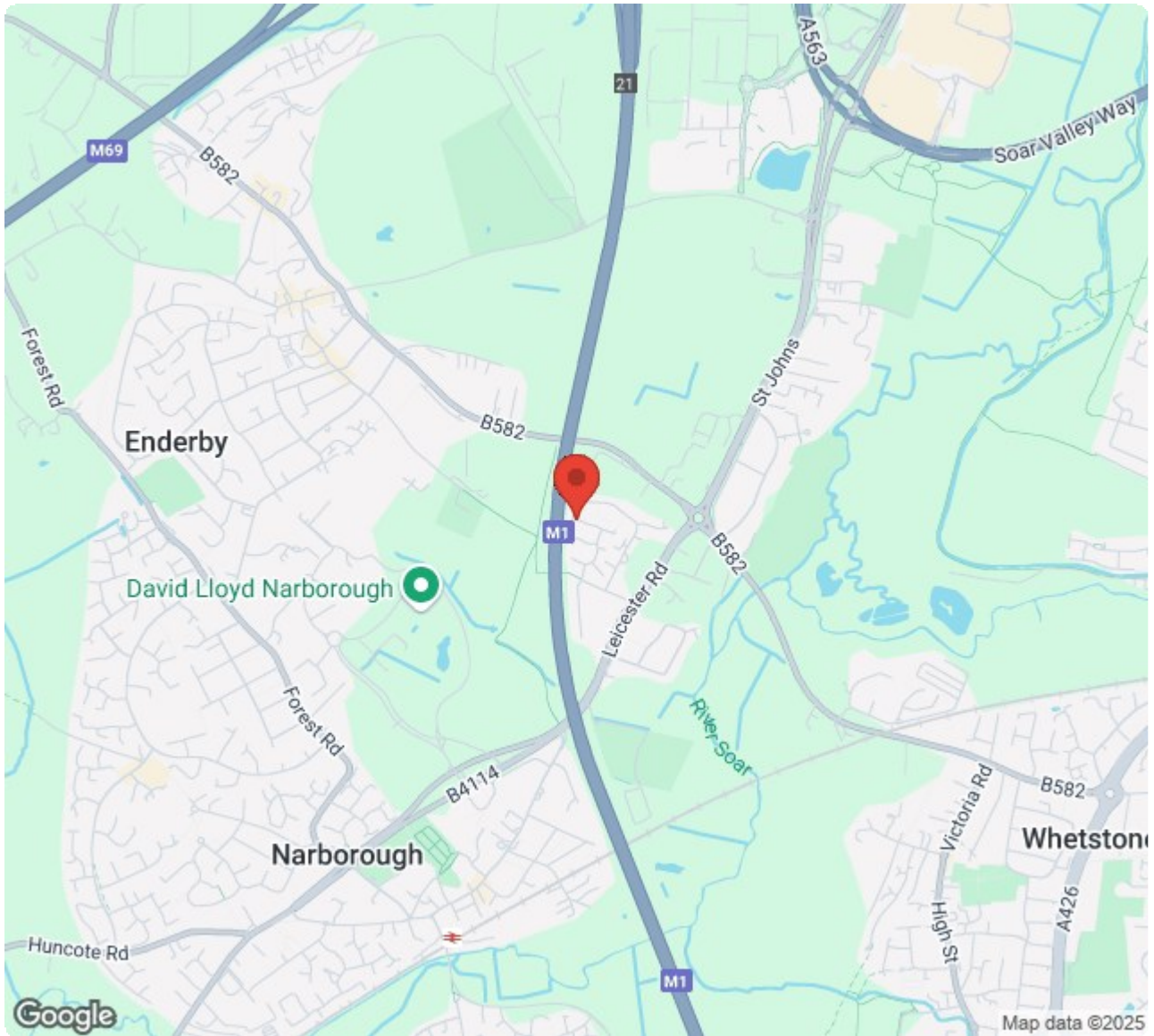
With white suite consisting panelled bath with mixer shower attachment above, tiled surrounds. Inset ceiling spotlights, extractor fan, tiled flooring, pedestal wash hand basin, low level WC and single panelled radiator.



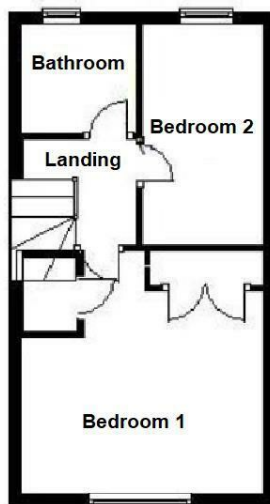
### OUTSIDE

The property has a block paved driveway to front. Useful brick-built bin store. Outside lighting, gas and electric meters. To the rear of the property is a raised timber decking area with outside light and tap. The garden is fenced, enclosed and principally laid to lawn with well established surrounding beds. To the top of the garden is a further timber decking area offering a nice seating area with pergola. Garage on bloc with up and over door to front.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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